



**Corrie Bothma**  
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Web Ref RL40241



R3,295,000

**Monthly Bond Repayment** R34,010.61  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R196,997.00    **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,500    **Monthly Rates** R1,000



Modern and secure development: Plot and Plan opportunity. Unit 1.

Discover the perfect blend of style, comfort, and convenience in this upmarket 175m<sup>2</sup> double-story home, part of a boutique new development of only three exclusive units. With construction starting in April 2025 and completion anticipated by the end of September 2025, this thoughtfully designed residence offers everything you need for modern family living.

The ground floor boasts an open-plan design, featuring a spacious living and dining area that flows seamlessly onto an undercover braai patio. The manicured garden, provides the ideal setting for relaxation or entertaining. The sleek, modern kitchen is well-equipped and perfectly complements the open-plan layout, while a guest toilet adds convenience.

Upstairs, the home features three generously sized bedrooms. The luxurious master suite opens to a balcony and boasts an...

### Features

Pets Allowed		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	175m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	2	Land Size	300m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

